



MEMORANDUM

TO: Parks and Recreation Board

FROM: Jesus M. Olivares, Director
Parks and Recreation Department

RE: Pump and Berm at Barton Springs

DATE: December 3, 1997

At the Parks and Recreation Board meeting scheduled for December 9, 1997, the Board will consider making a recommendation regarding installation of a pump and berm at Barton Springs. The pump and berm are designed to assist in maintenance of the Barton Springs Pool and protection of habitat for the Barton Springs salamander, which the U.S. Fish and Wildlife Service recently listed as an endangered species.

Pump

Eliza Springs and the Sunken Gardens are located near Barton Springs Pool in Zilker Park. Both features are hydrologically linked to Barton Springs through the Edwards Aquifer. Water flow into Eliza Springs and the Sunken Gardens is dependent on the water level of the aquifer and on the water level of the Barton Springs Pool.

When the pool is drained for cleaning, pressure at Eliza Springs decreases, and water may recede from Eliza Springs. In the summer of 1996, when the aquifer was exceptionally low, Eliza Springs ran dry when the pool was drained. It had later been determined that on one occasion, several Barton Springs salamanders in Eliza Springs were stranded and died when the water in Eliza Springs receded. The Sunken Gardens hold the potential for a similar situation.

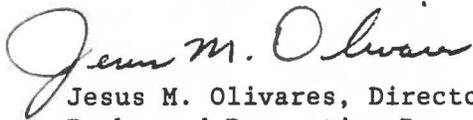
Representatives of PARD and the Drainage Utility Department considered various solutions to the problem of protecting the salamanders that might be in Eliza Springs or the Sunken Gardens when the pool is being cleaned. They determined that pumping water from the pool to the other two features would be the best solution.

Espey-Huston, under contract to the Drainage Utility Department, has designed a device that will pump water from the Barton Springs Pool to Eliza Springs and the Sunken Garden when the pool is lowered. PARD staff will install the pump.

Berm

The City is planning to construct a berm in the shallow end of Barton Springs Pool to protect Barton Springs when the pool is cleaned. The pool is drained weekly so staff members can clean the bottom of the pool. The staff makes a temporary berm or dam by stacking sandbags across the shallow end of the pool (above the springs) to trap silt that might otherwise flow into the springs and harm the salamander habitat. The sandbag berm is removed after each cleaning. A permanent, low, concrete berm would eliminate the cost of setting up and removing the sandbag berm each week and would provide better protection of the salamander habitat.

Staff recommends construction of the pump and berm.



Jesus M. Olivares, Director
Parks and Recreation Department



MEMORANDUM

TO: Parks and Recreation Board

FROM: Jesus M. Olivares, Director
Parks and Recreation Department

DATE: December 3, 1997

SUBJECT: Lake Austin Scenic Cove
Proposal from Mr. Scott Sayers

As members will recall, the City owns a small tract of land on Scenic Drive with frontage onto Lake Austin. At the meeting of the Board, held on April 22, 1997, the Board adopted a resolution regarding fencing around the tract. A copy of the minutes of that meeting are attached.

Mr. Scott Sayers, who has recently constructed his residence on the adjacent property, has submitted a proposal that would adjust the common boundary line between his and the City property. Copies of the drawings submitted by Mr. Sayers, shown as 'A' and 'B' are attached. The proposed adjustment to the property line would transfer approximately 100 sq. ft. to the City and would require the City to transfer approximately 1,250 sq. ft. to Mr. Sayers, including about 60' of the shoreline of the City property. Mr. Sayers indicated that approval of his proposal would "avoid any potential litigation between ... Mr. Hold, the city water and wastewater department and myself".

The plans indicate some sort of wall along the property lines although, with the exception of a small length adjacent to the street, no height or materials have been indicated. The Board's resolution regarding this issue stated that "any fencing constructed perpendicular and adjacent to the shoreline ... should be of transparent material (e.g. decorative steel).

The proposed adjustment of the property lines is an inequitable land swap and takes the shoreline of Lake Austin out of the public domain. An equitable land swap, square foot per square foot, to straighten the property line with no take of the shoreline would be acceptable. This is shown on drawing 'C'.

The West Austin Neighborhood Group, who have indicated an interest in adopting the area, are not in favor of Mr. Sayers proposal and support maintaining the public access to the complete length of shoreline and an equitable land swap.

Parks and Recreation Board
Scenic Cove - Mr. Scott Sayers
December 3, 1997
Page 3

As previously agreed and referenced in the Board's resolution, the Parks and Recreation Department and the Water and Wastewater Utility have committed, once the adjacent construction is completed, to maintain the area as public open space.

RECOMMENDATION

I recommend that the proposal from Mr. Sayers not be accepted and that an adjustment in property lines, that is equitable in land area, be negotiated. As a condition of this land swap, the wall or fencing perpendicular to the shoreline, be of transparent material such as decorative steel.

If I can provide you with any additional information please contact me.



Jesus M. Olivares, Director
Parks and Recreation Department

JMO:pm

the dock shall be in accordance with the requirements of a navigation light station and shall not cast beams of light over the water. With this serving as a motion the vote to approve was 5-0 (Castleberry, Friday, Dwight, Cruz-Torres, Naumann)

Ms. Isaacs arrived 7:00 p.m.

Make Recommendation Regarding Fencing Around Public Property: Sayers Lake Front Property

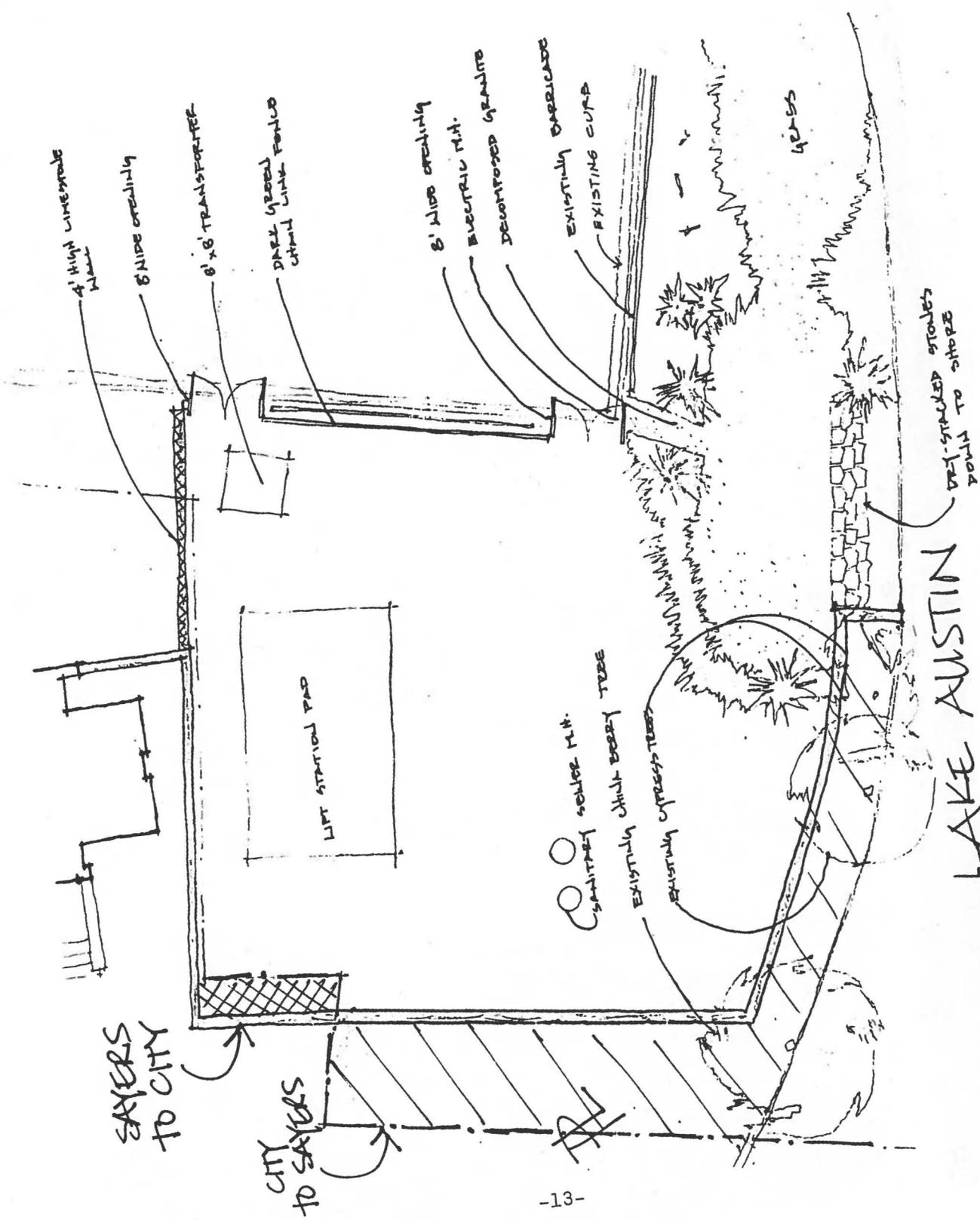
Mary K. Isaacs informed the board that the Land and Facilities Committee had approved the following resolution in regard to the Sayers property:

Whereas the City of Austin owns a small tract of public land on the banks of Lake Austin on Scenic Drive; and Whereas this tract provides one of the few public spaces on Lake Austin north of the Walsh Boat Landing; and Whereas this tract provides an excellent view of Lake Austin; and Whereas the Parks and Recreation Board and City Council previously recommended, at the time subdivision construction was approved, that the tract remain open for public access, and that the view remain unimpeded; and Whereas the Water and Wastewater Department maintains a lift station on the public land; and Whereas the owner of the adjacent residence at 2542 Scenic Drive now proposes to build a fence around said tract; and Whereas this property is not and will not be dedicated as parkland, it nevertheless satisfies the statutory description of parkland as "a parcel of land developed, designated and used for public recreation and/or passive recreational use," thus allowing the application of a curfew as on parkland; Now, Therefore, in consideration of the premises, the Parks and Recreation Board recommends to the City Council as follows: (1) The aforesaid tract of land should remain unfenced and open to the public; and (2) Any fencing constructed perpendicular and adjacent to the shoreline, on the property line between 2542 Scenic Drive and the public open space, should be of transparent material (e.g., decorative steel); and (3) In order to make public use of this property more compatible with nearby homes, and to address concerns of the neighborhood: (a) The Parks and Recreation Department and the Water and Wastewater Utility commit to maintain the lift station tract as public open space; (b) A curfew from 10:00 p.m. to 5:00 a.m. will be enacted.

This resolution was signed by Rosemary Castleberry, Chair, and adopted April 22, 1997 by a vote of 6-0 (Cruz-Torres, Dwight, Naumann, Castleberry, Isaacs, Friday).

Make a Recommendation Regarding Anderson Mill MUD Proposed Strategic Partnership Agreement

Mary K. Isaacs informed the board that the Land and Facilities Committee approved annexation of the Anderson Mill MUD provided the current policy of public access to the parks and recreational facilities is maintained with fair and reasonable fees and that changes to fees must be mutually agreed upon by the governing district and the City. With this serving as a motion



4' HIGH LIMESTONE
MASONRY

6" WIDE CEMENTING

6" x 6" TRANSFORMER

DARK GREEN
STAINLESS STEEL FENCE

6" WIDE CEMENTING

ELECTRIC M.H.

DECOMPOSED GRANITE

EXISTING BARBICURE

EXISTING CURB

LIFT STATION PAD

EXISTING
SOLID M.H.

EXISTING
SHRUB BERRY TREE

EXISTING
CYPRESS TREE

GRASS

DRY-STACKED STONES
POULD TO SHORE

LAKE AUSTIN

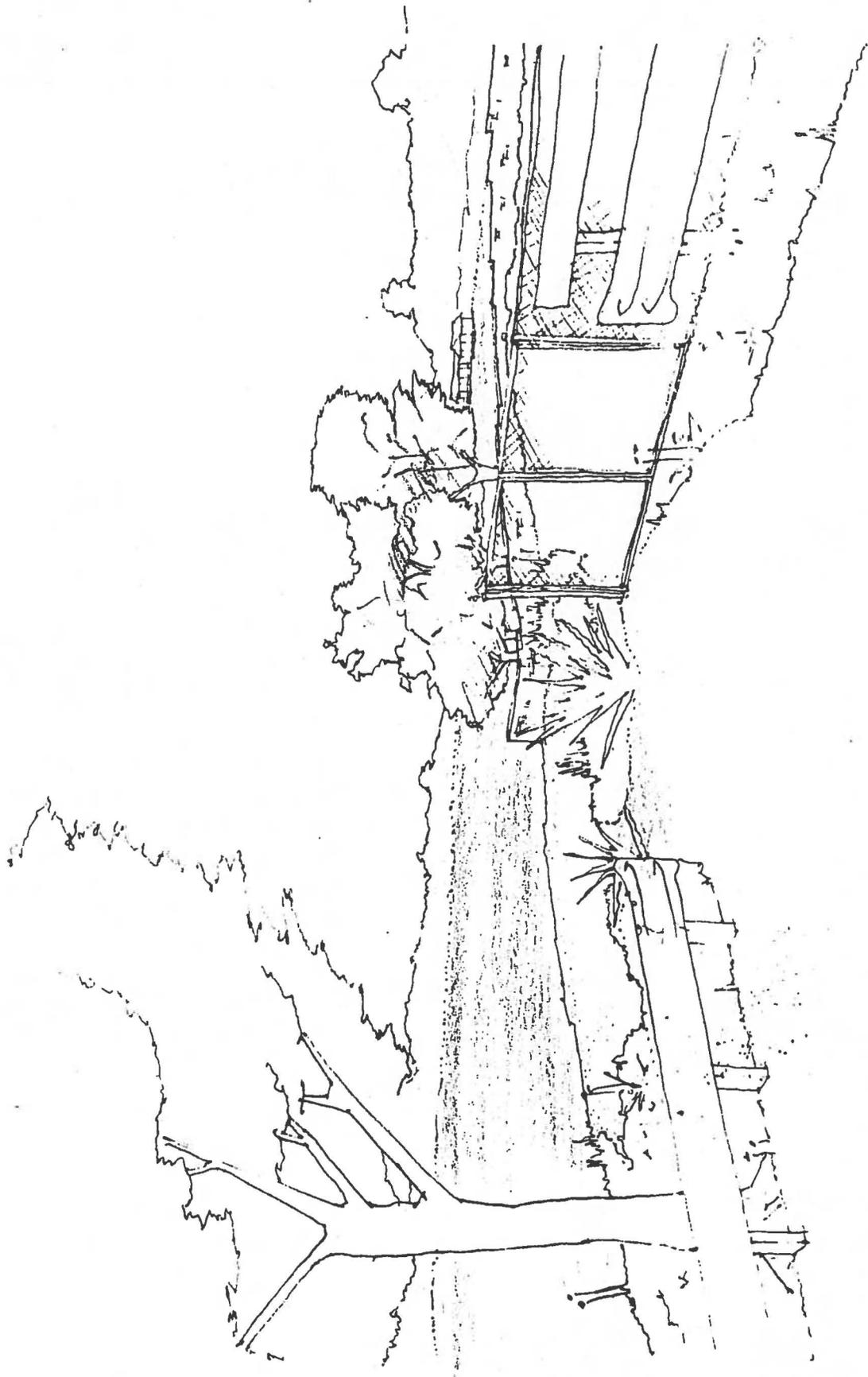
SCALE: 1" = 10'

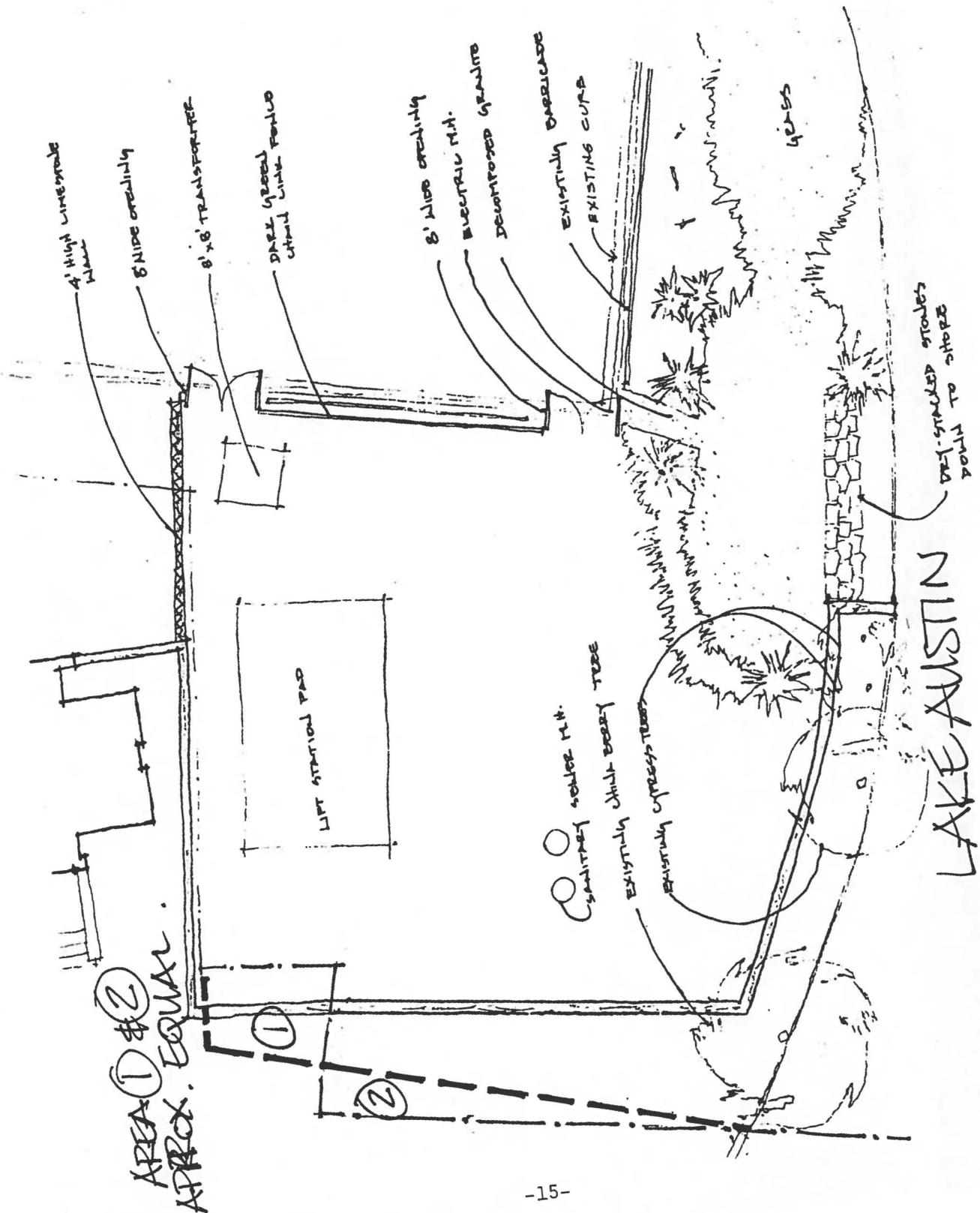


NORTH



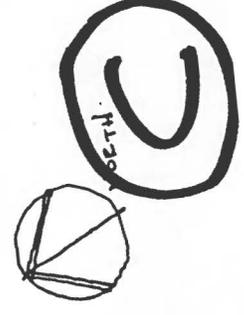
(B)





AREA ① & ②
APPROX. EQUAL.

SCALE: 1" = 10'



PRE-STRUCTURED STONETS
WOULD BE SHIPPED

LAKE AUSTIN



M E M O R A N D U M

TO: Parks and Recreation Board

FROM: Jesus M. Olivares, Director
Parks and Recreation Department

DATE: December 3, 1997

SUBJECT: Williamson Creek Greenbelt, License Agreement
Rancho Las Palmas Apartments

A request has been received from Bury and Pittman, Inc. on behalf of Ewing Properties, the developers of the Rancho Las Palmas Apartments, for a license agreement through part of Williamson Creek Greenbelt for the construction of a storm water drainage channel. The attached information packet from Bury and Pittman describes the project in more detail.

The actual drainage channel was constructed prior to the approval of this license agreement. Parks and Recreation staff inspected the area after construction and found that restoration of the drainage channel and a previously installed wastewater was not satisfactory. Bury and Pittman and Ewing Properties have agreed to the requirements of the Parks and Recreation Department to restore and revegetate the greenbelt.

The Land and Facilities Committee have considered this request and recommend approval subject to conditions for restoration.

Recommendation

I recommend approval of a 0.22 acre license agreement for a drainage channel through part of Williamson Creek Greenbelt subject to the following conditions:

1. Trees that are leaning and broken limbs of trees that are to remain should be cut according to the City Foresters recommendations.
2. Survey stakes, food containers, safety and tree protection fencing, and tree limbs etc. and other construction debris should be removed from the site.

3. The area south of the creek should be graded to the original contours. Along the edges of the construction area, and particularly around trees, the additional material should be hand dressed to transition to the existing ground.
4. The drainage channel must be restored with appropriate native grasses, in accordance with the information packet.
5. The ground surface, outside drainage channel and S. of creek, has been left in rough graded state. Before seeding the ground must be prepared, rocks removed, tilled smooth etc. Organic topsoil must be spread and disked into the prepared ground before planting.
6. The creek bank, where the wastewater line cuts the creek bank, should be stabilized to prevent erosion by means of stacked stone rip-rap, gabions or reinforced vegetation method approved by the Parks and Recreation Department.
7. Trees removed to construct the drainage channel must be replaced. An average value of those trees removed (the actual trees cannot now be evaluated) and an equivalent square inch replacement must be established. The replacement vegetation should be shrubs and understory planting along the edges of the tree line to create a soft margin.
8. Appropriate revegetation species, native grasses and wildflowers should be planted at the appropriate time of year.

If I can provide you with any additional information please don't hesitate to contact me.


Jesus M. Olivares, Director
Parks and Recreation Department

JMO:pm



July 11, 1997

Principals

Paul J. Bury, III, P.E.
Leslie W. Pittman, P.E.
Gregory S. Strmiska, P.E.
James B. Knight, P.E.

Associates

Casey O. Knopp
Nancy Parr

Mr. Peter Marsh
City of Austin
Parks and Recreation Department
200 South Lamar Boulevard
Austin, Texas 78704

RE: License Agreement for the .22 Acre Drainage Channel
Rancho Las Palmas Apartments
Austin, Texas

Dear Mr. Marsh:

Please find the following information packet describing the terms and conditions of the area to be disturbed in the parklands area for the proposed drainage channel. Bury & Pittman is submitting this information packet on behalf of Ewing Properties, the developers of the Rancho Las Palmas apartments. Ewing Properties is proposing to construct a 30 foot wide natural grass drainage channel to serve their apartment development. The proposed route will travel down an existing 30 foot wide wastewater easement that was in place prior to the City of Austin acquiring this parkland.

Please accept this packet which includes all the information to describe the proposed land use. If you should have any questions or comments, please do not hesitate to call.

Sincerely,

James B. Knight, P.E.

I:\reports\LANCHO.in\km\540-05.70



TABLE OF CONTENTS

	Page
Introduction-----	1
Project Need and Justification-----	1
Alternatives to the Use of Parkland -----	1
Project Description and Schedule-----	1
Short Term Effects of Construction -----	2
Long Term Effects of Construction -----	2
Restoration Plan-----	2

Appendix

	Exhibit
Site Location Map -----	1
Existing Easement History -----	2
Construction Plans-----	3

INTRODUCTION

Ewing Properties is proposing to construct a 30 foot wide natural grass drainage channel to serve their Rancho Las Palmas apartment development at 5701 NB Mopac Expressway South. A site location map has been provided as Exhibit 1. Currently, a 12" wastewater main is located in an existing 30 foot wide wastewater easement which was in place prior to the City of Austin acquiring this parkland. Easement history has been provided as Exhibit 2. The Rancho Las Palmas apartment development is a 448 unit apartment complex. This project is required to construct a holding pond for 2-year retention/irrigation. This site has been accepted to participate in the regional detention program from the City of Austin Stormwater Management Department. The stormwater runoff from this apartment development will partially flow overland, then via stormsewer to the water quality splitter box in which the 2-year storm will be retained and the 10-, 25- and 100-year storms will overflow into the above mentioned drainage channel. This flow is being conveyed to the immediately adjacent Williamson Creek. The flow is following the natural drainage pattern seen prior to development.

PROJECT NEED AND JUSTIFICATION

The drainage channel is needed to provide conveyance of the 10-, 25- and 100-year storm from the Rancho Las Palmas apartment development. There is no other reasonable route available for this development to convey stormwater runoff to Williamson Creek. The area in which the drainage channel will be constructed is an existing 30 foot wastewater easement which contains a 12" wastewater line which provides wastewater service to the apartment development from the 48" transmission main located adjacent to Williamson Creek.

ALTERNATIVES TO THE USE OF PARKLAND

There are no reasonable alternative routes available to convey the stormwater discharge from the Rancho Las Palmas apartment development.

PROJECT DESCRIPTION AND SCHEDULE

The proposed drainage channel is approximately 310 feet long and 30 feet wide. A copy of the construction plans have been provided as Exhibit 3. The drainage channel will require a 30 foot wide license agreement from the apartment development property line to the centerline of Williamson Creek. This license agreement will allow the apartment development to utilize this area for the stormwater conveyance from their 2-year retention/irrigation pond. The drainage channel will be constructed with 3:1 side slopes and all disturbed areas will be revegetated prior to final certificate of occupancy of the apartment complex.

The current project schedule calls for the final certificate of occupancy of the Rancho Las Palmas apartment complex in May 1998. The construction work across the parkland is expected to take approximately 6-8 weeks to complete.

SHORT TERM EFFECTS OF CONSTRUCTION

Short term effects during construction will be minimal. The construction will not interfere with any park functions, since the area involved is undeveloped and otherwise inaccessible by the public. All construction activities will be conducted within the 30 foot wide area. The trenching and construction for the proposed 12" wastewater line has been completed. There also exists an adjacent temporary construction easement provided for the construction of the wastewater line provides enough room for the wastewater line. Minimal disturbance will occur in this area and native vegetation will be used in the revegetation of the disturbed areas.

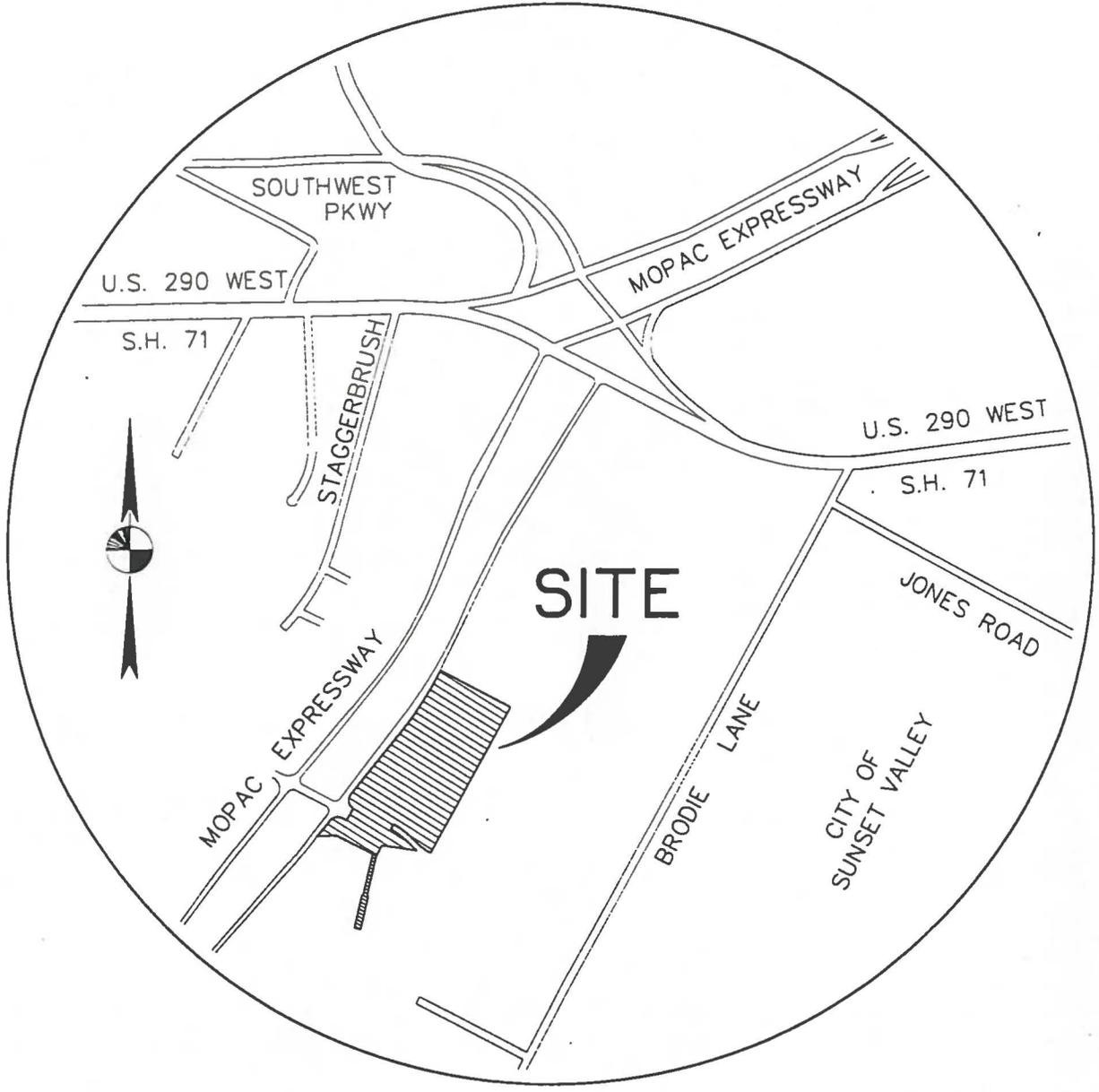
LONG TERM EFFECTS OF CONSTRUCTION

The only long term effect on the parkland due to construction and operation of this drainage channel will be the future maintenance of this drainage channel. The maintenance will ensure proper conveyance of the 10-, 25- and 100-year storms to Williamson Creek. This maintenance is primarily expected to consist of mowing of the vegetation in this channel.

RESTORATION PLAN

As noted earlier, the primary construction activities and therefore surface disturbance will occur within the 30 foot wide licensed area. For restoration calculations, we estimate that 100% of this area will require restoration. Similarly, we estimate that approximately 40-50% of the temporary construction easement will require restoration. The vegetative ground cover for all disturbed areas will be restored in accordance with the Parks and Recreation Department's construction and parks specifications. Ewing Properties plans to reseed with native grasses and wildflowers in the area of the drainage channel. All disturbed areas will be tilled in order to loosen compacted soil and prepare the ground for seeding. Since the drainage channel construction will not be completed until mid to late summer, initial reseedling will not take place until after the optimal planting season. Therefore, temporary seeding using native grasses applied at the rate of 30 pounds per acre and wildflowers applied at the rate of 18 pounds per acre will be planted immediately after tilling operations are completed. We estimate that temporary reseedling of the entire .22 acre disturbed area will require approximately 7 pounds of grass seed and 4 pounds of wildflower seed.

Tree replacement will be conducted in accordance with the Parks and Recreation Department's construction and parks specifications. As is shown in Exhibit 3, there were minimal trees lost due to the construction of this drainage channel. The tree losses include: 10" cedar; 5", 8", 9", 11", 12" elm; and 9", 13" live oak. However, replacement trees will be provided as per the Parks and Recreation Department's criteria. The species selection and placement of all trees and shrubs will be conducted in conjunction with the Parks and Recreation Department staff.



 Bury+Pittman, Inc. Consulting Engineers and Surveyors Austin, Texas Tel 512/328-0011 Fax 512/328-0325 <small>©Copyright 1997 Bury-Pittman, Inc.</small>	RANCHO LAS PALMAS		VICINITY MAP	
	EWING PROPERTIES			
DATE: 6/26/97	SCALE: N.T.S.	DRAWN BY: M.R.L.	FILE: VICINTY.DWG	PROJECT No.: 540-05.00

0.215 ACRES
LICENSE AGREEMENT
EWING-LAS PALMAS (TRACT II)

FN. NO. 96-253R (RBM)
APRIL 9, 1997
BPI JOB NO. 540-05.31

DESCRIPTION

OF A 0.215 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT TRACT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD IN VOLUME 12593, PAGE 3432 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN WASTEWATER EASEMENT CONVEYED TO ALLEN T. JACOBY, TRUSTEE BY INSTRUMENT OF RECORD IN VOLUME 12593, PAGE 3409 OF SAID REAL PROPERTY RECORDS; SAID 0.215 ACRES BEING A PORTION OF THAT SAME TRACT 3 - EASEMENT INTEREST CONVEYED TO EWING INDUSTRIES - RANCHO LAS PALMAS, L.P. BY INSTRUMENT OF RECORD IN VOLUME 12669, PAGE 1208 OF SAID REAL PROPERTY RECORDS, SAID INTEREST HAVING BEEN TRANSFERRED TO THE CITY OF AUSTIN BY INSTRUMENT OF RECORD IN VOLUME 12889, PAGE 487 OF SAID REAL PROPERTY RECORDS; SAID 0.215 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron pipe found in the southerly line of Tract I - 27.746 acres, conveyed to Ewing Industries - Rancho Las Palmas L.P. by deed of record in Volume 12669, Page 1208 of said Real Property Records, same being the northerly line of said City of Austin tract, from which a 1/2 inch iron rod found for an angle point in said 27.746 acre tract bears N27°16'20"E, a distance of 102.70 feet;

THENCE, leaving the southerly line of said 27.746 acre, over and across said City of Austin tract, the following three (3) courses and distances:

- 1) S22°18'36"W, a distance of 310.81 feet to an 80d nail found, for the southeast corner hereof;
- 2) N67°49'17"W, at a distance of 28.88 feet passing a 1/2" iron pipe found 0.03 feet west of line, and continuing on, a total distance of 29.94 feet to a point for the southwest corner hereof, from which an 80d nail found bears N67°32'43"E, a distance of 10.04 feet;
- 3) N22°18'09"E, a distance of 313.26 feet to a point in the southerly line of said Ewing Industries - Rancho Las Palmas, L.P. Tract I, same being the northerly line of said City of Austin tract, for the northwesterly corner hereof;

FN. NO. 96-253R (RBM)
APRIL 9, 1997
PAGE 2 OF 2

THENCE, S63°08'35"E, along the common line of said City of Austin Tract and said 27.746 acre tract, a distance of 30.08 feet to the POINT OF BEGINNING containing an area of 0.215 acre (9,352 sq. ft.) of land, more or less, within these metes and bounds.

I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

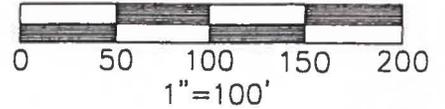
BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746

 6/25/97

PAUL L. EASLEY DATE
NO. 4432
STATE OF TEXAS



TRACT 1-27.746 ACRES
 EWING INDUSTRIES
 RANCHO LAS PALMAS, L.P.
 VOL. 12669, PG. 1208

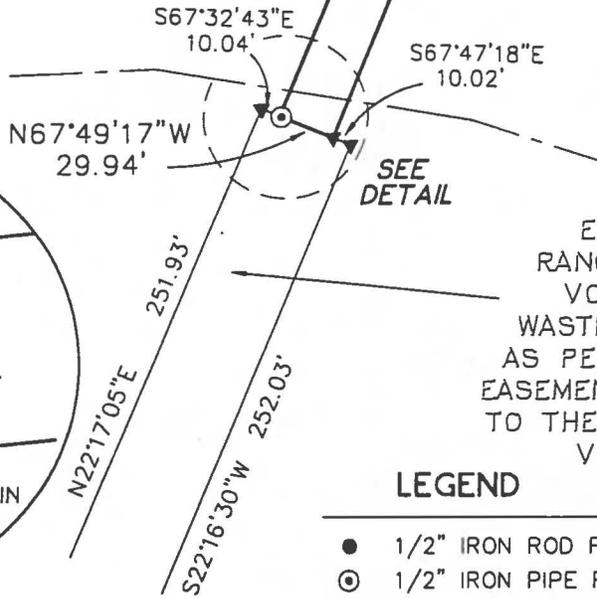
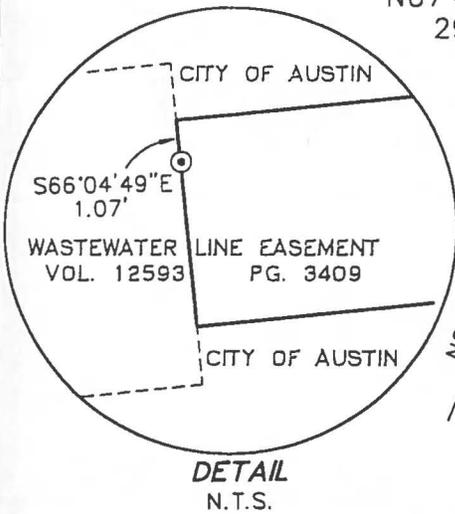


CITY OF AUSTIN
 VOL. 12593, PG. 3432

0.215 ACRES
 (9,352 SQ. FT.)

CITY OF AUSTIN
 VOL. 12593, PG. 3432

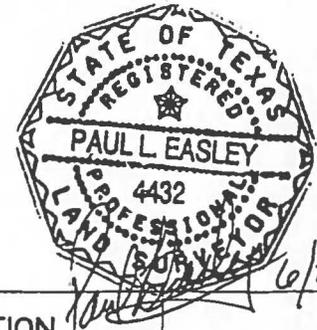
APPROX. CENTERLINE
 OF CREEK



EWING INDUSTRIES -
 RANCHO LAS PALMAS, L.P.
 VOL. 12669, PG. 1208
 WASTEWATER LINE EASEMENT
 AS PER VOL. 12593 PG. 3409
 EASEMENTS RIGHTS TRANSFERRED
 TO THE CITY OF AUSTIN AS PER
 VOL. 12889 PG. 487

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- TxDOT MONUMENT FOUND
- ▲ 80d NAIL FOUND
- P.O.B. POINT OF BEGINNING



SKETCH TO ACCOMPANY DESCRIPTION

OF 0.215 ACRES OF LAND OUT OF THE THOMAS ANDERSON LEAGUE,
 BEING A PORTION OF THAT TRACT CONVEYED TO THE CITY OF AUSTIN
 BY DEED OF RECORD IN VOLUME 12593, PAGE 3432
 SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

**EWING
 PROPERTIES**

Bury+Pittman, Inc.
 Consulting Engineers and Surveyors
 Austin, Texas Tel 512/328-0011 Fax 512/328-0325
 © Copyright 1997 Bury+Pittman, Inc.